

Alberta Real Estate Consulting Ltd. (AREC)

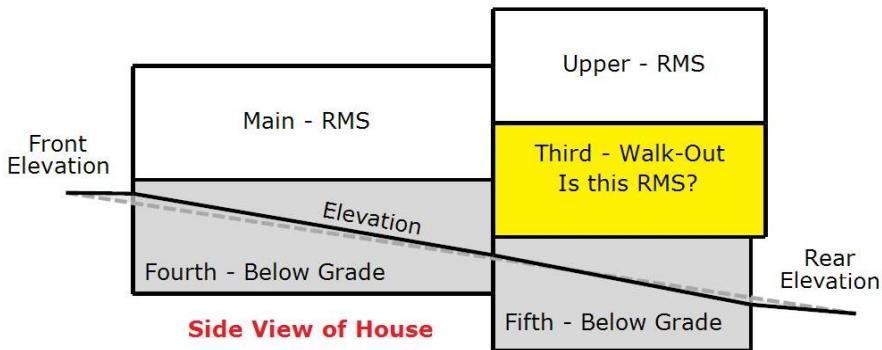
www.HomeSize.ca

Below Grade - Living Area Size

When calculating the size of the below grade living area the following rules shall apply.

- A) All measurements must be taken at floor level using the “Paint to Paint” method and exclude baseboard thickness.
- B) Only areas that are fully developed including walls that are finished, ceiling completed – not being able to see floor joist and underside of floors, baseboards, door trim and doors and finished floors.
- C) All areas included in the below grade living area size must have a ceiling height of at least 60”
- D) Below grade living area must have a permanent heating source such as forced air heating, installed electric baseboard heaters, in-floor heating. Heat sources that plug in the wall or to extension cords are not considered “permanent” heating source.
- E) Below grade means that living area is below the highest grading against the property. The exception would be if the highest grading slopes down and stops before the developed area begins. See Diagram, the yellow area can be included in the RMS.

Front Elevation is Higher than Third Level Walk-Out Floor Level.



- F) No deduction for areas directly under stairs provided the staircase is finished based on item [B]
- G) All undeveloped or partially developed areas must be clearly indicated and not included in the below grade living area size.
- H) At no time shall below grade living area size be calculated by measuring from the outside of the foundation walls.

Any questions please call 403-616-6801

